

**ORDINANCE NO. 20060216-039**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3304 EAST 5<sup>TH</sup> STREET IN THE GOVALLE NEIGHBORHOOD PLAN AREA FROM COMMUNITY COMMERCIAL-NEIGHBORHOOD PLAN (GR-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-NEIGHBORHOOD PLAN (GR-MU-NP) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from community commercial-neighborhood plan (GR-NP) combining district to community commercial-mixed use-neighborhood plan (GR-MU-NP) combining district on the property described in Zoning Case No. C14-05-0123, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.346 acre tract of land, more or less, out of Outlot 15, Division A, City of Austin, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 3304 East 5<sup>th</sup> Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

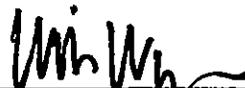
**PART 2.** The Property is subject to Ordinance No. 030327-11a that established the Govalle neighborhood plan combining district.

**PART 3.** This ordinance takes effect on February 27, 2006.

**PASSED AND APPROVED**

February 16, 2006

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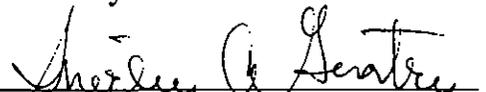


Will Wynn  
Mayor

**APPROVED:**

  
David Allan Smith  
City Attorney

**ATTEST:**

  
Shirley A. Gentry  
City Clerk

FIELD NOTES  
FOR  
HERITAGE TITLE COMPANY

"Exhibit A"

0.346 ACRE

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND, BEING A PORTION OF OUTLOT 15, DIVISION A, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN TRACT OF LAND AS CONVEYED TO THE MOST REVEREND GREGORY M. AYMOND, BISHOP OF THE DIOCESE OF AUSTIN, AND HIS SUCCESSORS IN OFFICE, AS RECORDED IN DOCUMENT #2003199485, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch I.D. iron pipe found at the Southwest corner of that certain 0.346 acre tract of land as conveyed to The Most Reverend Gregory M. Aymond, Bishop of the Diocese of Austin, and His Successors in Office, as recorded in Document #2003199485, Official Public Records, Travis County, Texas, being the intersection of the North r.o.w. line of East 5th Street and the East r.o.w. line of Allen Street, for the Southwest corner hereof;

THENCE, with the East r.o.w. line of Allen Street, N 21°55'00" E for a distance of 149.05 feet to a 1/2 inch I.D. iron pipe found at the Northwest corner of the said 0.346 acre Aymond tract, being the Southwest corner of Lot 10, Block 2, Pipkin Addition as recorded in Plat Book 4, Page 86, Plat Records, Travis County, Texas, for the Northwest corner hereof;

THENCE S 66°48'07" E for a distance of 98.15 feet pass a 1/2 inch iron rod set as a witness corner and continue for a total distance of 103.09 feet to a point in a 14 inch Hackberry Tree at the Northeast corner of the said Aymond tract, for the Northeast corner hereof;

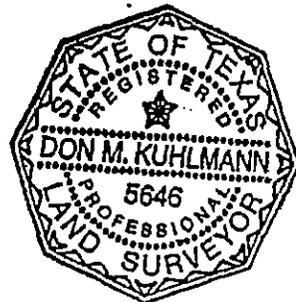
THENCE S 23°20'16" W for a distance of 5.00 feet pass a 1/2 inch iron rod set as a witness corner and continue for a total distance of 148.55 feet to a 1/2 inch I.D. iron pipe found at the Southeast corner of the said Aymond tract, being the Southwest corner of that certain 1.01 acre tract of land as conveyed to M. L. Stanfield by deed recorded in Volume 2412, Page 446, Deed Records, Travis County, Texas, being in the North r.o.w. line of East 5th Street, for the Southeast corner hereof;

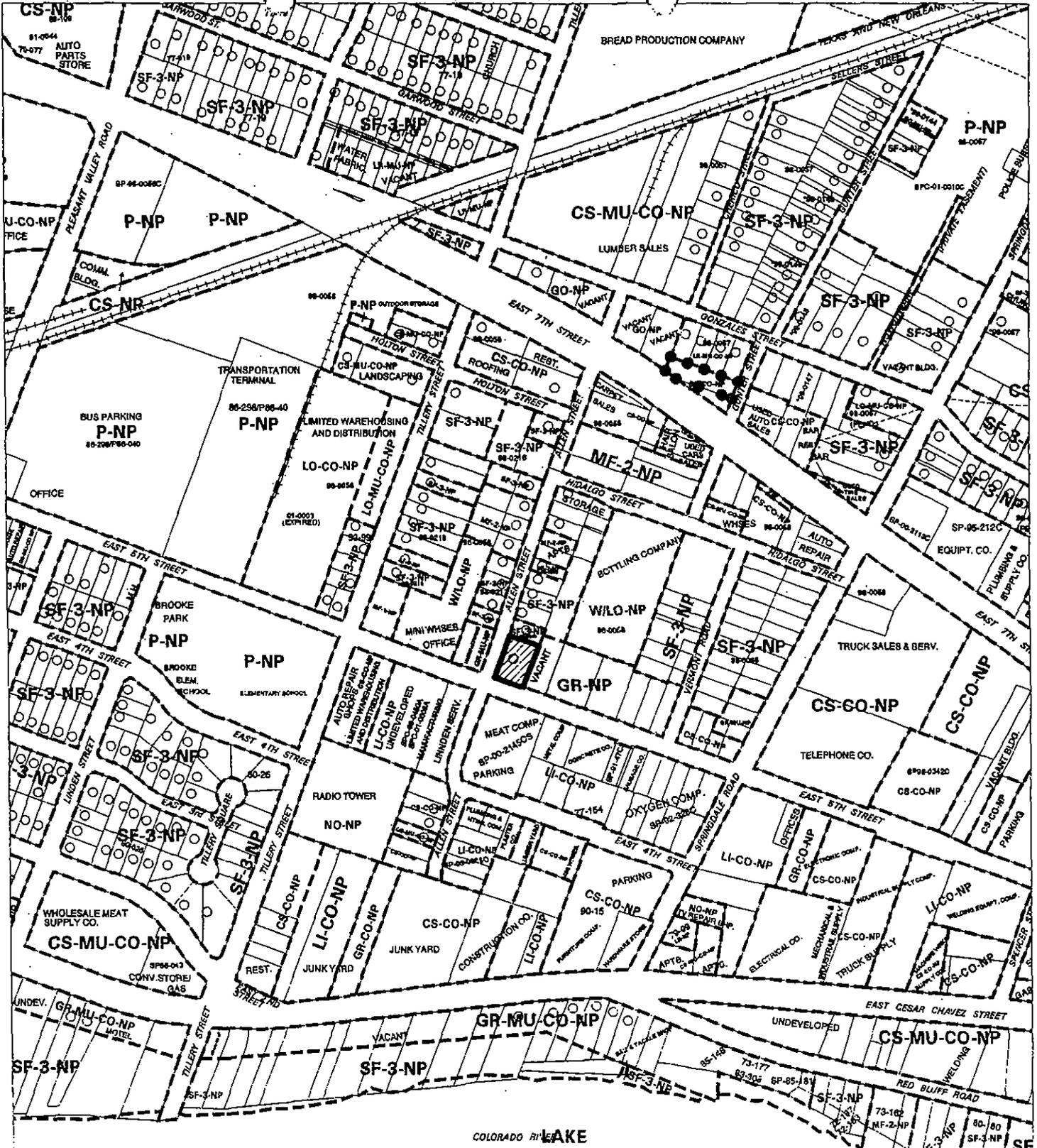
THENCE, with the North r.o.w. line of East 5th Street, N 67°04'14" W for a distance of 99.40 feet to the PLACE OF BEGINNING, and containing 0.346 acre, more or less.

AS SURVEYED BY  
DOUG SEELIG LAND SURVEYORS P.C.

*Don M. Kuhlmann*

DON M. KUHLMANN  
Registered Professional Land Surveyor No. 5646  
3802 Manchaca Road  
Austin, Texas 78704  
September 25, 2003  
Work Order No. 21028





 1" = 400'	SUBJECT TRACT	<h3>ZONING EXHIBIT B</h3>	CITY GRID REFERENCE NUMBER <b>L21</b>		
	PENDING CASE				
	ZONING BOUNDARY			CASE #: C14-05-0123	
	CASE MGR: R. HEIL			ADDRESS: 3304 E 5TH ST	DATE: 05-07
				SUBJECT AREA (acres): 0.346	INTLS: SM